

Tres Suenos Unit 14

City of El Paso — City Plan Commission — 06/28/18
SUSU18-00049 Major Combination

REVISED

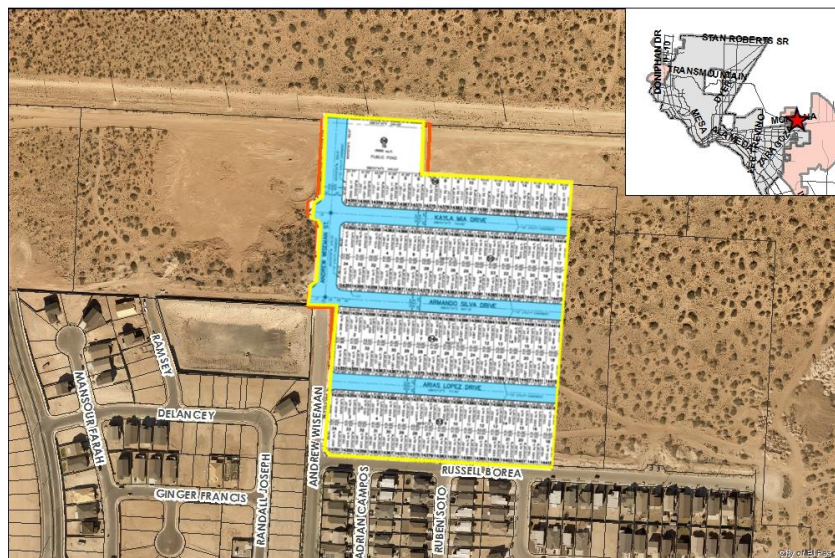


STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER: JNC Development, and Tropicana Development Inc.
REPRESENTATIVE: CEA Group
LOCATION: North of Montana & East of Andrew Wiseman, District 5
ACREAGE: 16.81
VESTED: Yes
PARK FEES REQUIRED: N/A
EXCEPTION/MODIFICATION REQUEST: Modification to waive the required DSC cross-section for a residential subcollector street.
RELATED APPLICATIONS: N/A
PUBLIC INPUT: N/A
STAFF RECOMMENDATION: Approval ~~Denial~~

SUMMARY OF REQUEST: The applicant proposes to subdivide 16.81 acres of vacant land into 119 residential lots and one stormwater pond. Primary access to the proposed subdivision is from Andrew Wiseman. The subject property lies within the Tres Suenos Land Study. This subdivision has been granted vested rights and is being reviewed under the previous subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends APPROVAL of Tres Suenos Unit 14 on a Major Combination basis. Planning staff recommends DENIAL of Tres Suenos Unit 14 for the following reasons:

1. The proposed subdivision will cause that a portion of a property be landlocked. As per Section 19.16.20.Q of the previous subdivision code the proposed subdivision shall be designed so as to extend access to the boundary lines of the subdivision adjacent to the landlocked property.
2. The proposed stub street on Andrew Wiseman does not comply with Section 19.16.20.C of the previous subdivision code.



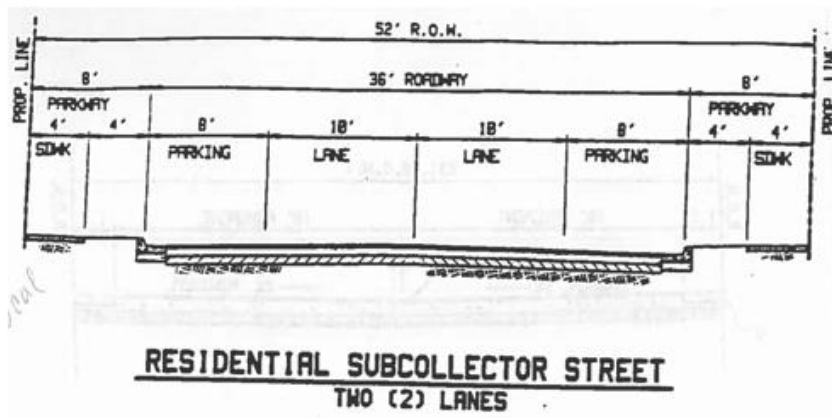
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modification request:

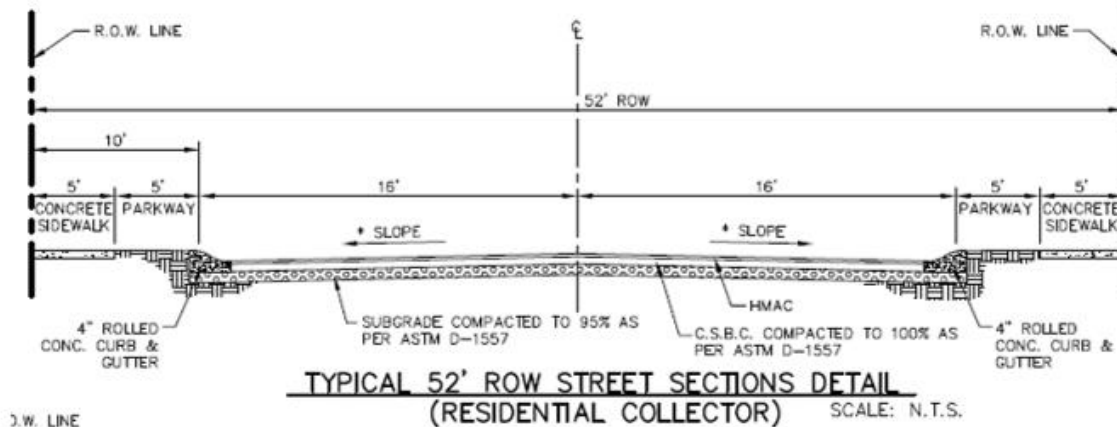
1. Modification to allow the use of the current DSC cross-section for local streets.
(Attachment 3)

The applicant proposes to construct a fifty-two foot local street with 32' roadway and 5' sidewalks and parkways, which is in character of the current DSC standards for the 32' Local Residential 3 cross-section.

Required



Proposed



The applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting exceptions. The section reads as follows:

Section 19.04.170.A2-A3

2. Because of the particular physical surrounding, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogenous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.2: New / Existing neighborhoods should have a mix of housing types which include small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units and accessory units.	No, the applicant does not propose a mix of housing types. Only single-family detached homes are proposed and lot sizes are similar.
2.2.5.a: Ideally, 50% of new residences will be within a ¼-mile radius of at least 4 diverse uses such as community-serving retail, services, civic / community facilities, and food retail.	No, the applicant does not propose location of such diverse uses within a ¼-mile radius. Additionally, the subject residential subdivision lies beyond a ¼-mile of such diverse uses.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the applicant proposes ten connections to the existing street network where ever practical.

NEIGHBORHOOD CHARACTER: Subject property is zoned P-R-I. Properties adjacent to the subject property are zoned P-R-I. Surrounding land uses are residential districts. The nearest school is Purple Heart Elementary (0.53 miles). The nearest park is Dreamland Park (0.35 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff recommends APPROVAL of Tres Suenos Unit 14 on a Major Combination basis.

Planning staff's recommendation is DENIAL of Tres Suenos Unit 14 for the following reasons:

1. The proposed subdivision will cause that a portion of a property be landlocked. As per Section 19.16.20.Q of the previous subdivision code the proposed subdivision shall be designed so as to extend access to the boundary lines of the subdivision adjacent to the landlocked property.

2. The proposed stub street on Andrew Wiseman must comply with Section 19.16.20.C of the previous subdivision code.

PLAT EXPIRATION:

This application will expire on **December 12, 2018**. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the major combination subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Modification Request Letter
4. Application
5. Department Comments

06/28/18

ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

June 14, 2018

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz
Lead Subdivision Planner

Reference: Tres Sueños Unit Fourteen – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52 foot Roadway

A modification request for Chapter 19.16.020.B.1a.(4) shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 4-inch rolled curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over a light blue circular stamp.

Jorge L. Azcarate, P.E.
Project Manager

I-2025-012.cep_mod.request.no.14june18
JLA/Jla

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____

FILE NO. S4SU18-000 49

SUBDIVISION NAME: TRES SUENOS UNIT FOURTEEN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION 27, BLOOK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY
SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>12.42</u>	<u>119</u>	Office		
Duplex			Street & Alley	<u>3.50</u>	<u>4</u>
Apartment			Ponding & Drainage	<u>0.89</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>124</u>	
Industrial			Total (Gross) Acreage	<u>16.81</u>	
3. What is existing zoning of the above described property? P-R1 Proposed zoning? P-R1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Proposed storm sewer infrastructure to capture run off and discharge into
proposed ponding area.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
See modification letter attached
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- Tropicana Development, inc. 4712 Woodrow Bean Ste. A El Paso Texas 79922 (915)757-1802
12. Owner of record JNC Development 12300 Montwood Drive, El Paso Texas 79928 (915) 849-0111
(Name & Address) (Zip) (Phone)
13. Developer JNC Development 12300 Montwood Drive, El Paso Texas 79928 (915) 849-0111
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: See Below

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

JNC Development Authorized Representative

Tropicana Development, inc. PROS

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3: All proposed turnarounds and access easements shall be recorded before plat recordation and added to the final plat drawing.

Capital Improvement Department- Parks and Recreation

We have reviewed Tres Sueños Unit Fourteen, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of 119 Single-family dwelling lots and although it does not include any parkland dedication, this subdivision is part of the Tres Sueños Land Study and Developer(s) have dedicated enough "Parkland" to comply with the minimum parkland requirements for this plat application and still have 2.54 Acres or 254 Dwelling Units of "Parkland credits" that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso & Tres Sueños Unit #15 "Park site" is currently under construction therefore, based on the following parkland calculations, this subdivision meets the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

Total Dedicated Parkland calculations:

Tres Sueños #1	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	2.01 Acres	or	201 Dwelling Units
Tres Sueños #15 (Under Construction)	3.04 Acres	or	304 Dwelling Units
Total Parkland Dedication Credits: 18.99 Acres or 1899 Dwelling Units			

Total Required Parkland calculations:

Tres Sueños #1 =	151 Units requires	1.51 Acres	
Tres Sueños #2 =	128 Units requires	1.28 Acres	
Tres Sueños #3 =	101 Units requires	1.01 Acres	
Tres Sueños #4 =	172 Units requires	1.72 Acres	
Tres Sueños #5 =	136 Units requires	1.36 Acres	
Tres Sueños #6 =	138 Units requires	1.38 Acres	
Tres Sueños #7 =	144 Units requires	1.44 Acres	
Tres Sueños #8 =	142 Units requires	1.42 Acres	
Tres Sueños #9 =	Multi-family	0.00 Acres	- Park Fees \$135,320.00
Tres Sueños #10 =	162 Units requires	1.62 Acres	

Tres Sueños #11 = 47 Units requires 0.47 Acres
 Tres Sueños #12 = 83 Units requires 0.83 Acres
 Tres Sueños #14 = 119 Units requires 1.19 Acres
 Tres Sueños #15 = 122 Units requires 1.22 Acres
 Total Requirements 16.45 Acres

Total Parkland Dedication Credits: 18.99 Acres or 1899 Dwelling Units
 Total Requirements 16.45 Acres or 1645 Dwelling Units
 Remaining Parkland Credits: 2.54 Acres or 254 Dwelling Units

Furthermore, per approved Tres Sueños Land Study a "School Site" was proposed within this area and now is being developed with residential; also, a park site was eliminated east of Mark Avizo between Eastbrook Dr. and G.R. Campuzano Dr.; clarify if amendments to the original land study is required.

This subdivision is located with-in "Park Zone": E-8
 Nearest Park: Dreamland Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal District

No objections.

El Paso Water

No comments received.

Sun Metro

No comments received.

Planning and Inspections Department - Land Development

No objections.